



## 6623 Bow Crescent Calgary Alberta

\$748,800

Welcome to 6623 Bow Crescent NW, an exceptional development opportunity in the heart of Bowness, Calgary. This prime property comes with approved plans for two luxurious two-story infills, each featuring spacious layouts and double detached garages, offering the perfect blend of modern living and community charm. Situated along Bow Crescent, known for its tree-lined streets and proximity to the river, the location brings both tranquility and convenience. Bowness is a vibrant and welcoming neighborhood, offering residents access to Bowmont Park's scenic trails, the Bow River pathways, and the renowned Bowness Park, ideal for year-round outdoor activities. With easy access to schools, local shops, and a short commute to downtown, this property offers an unparalleled chance to invest in one of Calgary's most sought-after communities. Don't miss the opportunity to bring this luxury vision to life in a location that truly has it all. (id:6769)

Cold room 3.50 M x 2.57 M

Furnace 2.61 M x 2.00 M

Recreational, Games room 5.89 M x 3.12 M

Kitchen 4.71 M x 3.46 M

Living room 5.26 M x 3.42 M

Bedroom 4.27 M x 3.76 M

Den 3.11 M x 2.26 M

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
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**REALTY**

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